

FEE \$	10.00
TCP \$	500.00
SIF \$	



BLDG PERMIT NO. 166557

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>795 Jordana</u>	TAX SCHEDULE NO. <u>1701-351-56001</u>
SUBDIVISION <u>Alpine meadow II</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>2469</u>
FILING _____ BLK _____ LOT <u>I</u>	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Jerry DuPray</u>	NO. OF DWELLING UNITS BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2448 Ruby mesa ct</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>—</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>241-9225</u>	USE OF EXISTING BLDGS <u>—</u>
(2) APPLICANT <u>Jerry DuPray</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>11</u>	
(2) TELEPHONE <u>11</u>	<u>new house</u>

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PH-4</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>15'</u> from center of ROW, whichever is greater <small>H 20</small>	Parking Req'mt <u>2</u>
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>—</u>	CENSUS <u>11</u> TRAFFIC <u>13</u> ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature <u>Jerry DuPray</u>	Date <u>9/22/98</u>
Department Approval <u>K. Valdez</u>	Date <u>9-22-98</u>

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11608

Utility Accounting <u>P. Adams</u>	Date <u>9-22-98</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

H Rd

109' 18"

35'

XV 9.22.98

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

166' 31"

rev'd 10/22/98 R84
214

Alpine Meadow II
Lot I

Garage

134' 06"

Lot 2

121 rev'd 10/22/98 R84
104

Drive Off
Rick Harris
9-22-98

Drive way

30'

108' 31"

50'

IRRIGATION Easment

172' 52"

9-22-98 R84
24D
5' 11"
25'

Jordana Rd

70'